

**United States Bankruptcy Court**  
**Eastern District of Virginia**  
Alexandria Division  
200 South Washington Street  
Alexandria, VA 22314

**Case Number** 25-11181-BFK  
**Chapter** 11  
**Judge** Brian F Kenney

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address):  
GMS Sunset LLC  
1141 Elden Street, Ste. 224  
Herndon, VA 20170

Last four digits of Social-Security or Individual Taxpayer-Identification (ITIN) No(s), (if any):  
Debtor: NA

Employer Tax-Identification (EIN) No(s), (if any):  
Debtor: 33-1060039

**NOTICE OF HEARING**

A

**23** – Notice and Motion to Convert Case to Chapter 7 (Fee Amount of \$ 15 Exempt), or in the alternative Motion to Dismiss Case, Notice of Motion & Notice of Hearing Hearing scheduled for 9/30/2025 at 11:00 AM at Chief Judge Kenney's Courtroom, 200 S Washington St, 2nd Flr, Courtroom I, Alexandria, VA. (Attachments: # 1 Notice of Motion and Notice of Hearing) Filed by Jack Frankel of Office of the U.S. Trustee on behalf of Matthew W. Cheney (Frankel, Jack)

has been filed with the court.

Notice is hereby given that a hearing to consider and act upon said matter will be held at:

**Date:** September 30, 2025      **Time:** 11:00 AM

**Location:**

Chief Judge Kenney's Courtroom, U.S. Bankruptcy Court, 2nd Floor, 200 S. Washington St., Ctrm I, Alexandria, VA 22314

Dated: September 9, 2025

For the Court,

Charri S Stewart, Clerk  
United States Bankruptcy Court

In re:  
GMS Sunset LLC  
Debtor

Case No. 25-11181-BFK  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0422-9  
Date Rcvd: Sep 09, 2025

User: KimberlyC  
Form ID: VAN22UST

Page 1 of 2  
Total Noticed: 15

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 11, 2025:

Recip ID	Recipient Name and Address
db	+ GMS Sunset LLC, 1141 Elden Street, Ste. 224, Herndon, VA 20170-5572
16742024	+ Amphora Bakery Inc., 294 Sunset Park Dr, Herndon, VA 20170-5219
16742025	+ Business Finance Group, Inc., 3930 Pender Dr Ste 300, Fairfax, VA 22030-0986
16742026	+ County of Fairfax DTA, 12000 Government Center Pkwy, Fairfax, VA 22035-0002
16742027	+ Diner DX Inc., 1141 Elden Street, Ste. 224, Herndon, VA 20170-5572
16742028	+ George Cholakis, 1141 Elden St., STE 224, Herndon, VA 20170-5572
16742030	+ Maria Cholakis, 1141 Elden St., STE 224, Herndon, VA 20170-5572
16742031	+ Richard A. Dubose, Gebhardt & Smith, One South St Ste 2200, Baltimore, MD 21202-3343
16742032	+ Steve Bilidas, 1141 Elden St., STE 224, Herndon, VA 20170-5572
16742033	+ Sunset Business Park Condo Assn, c/o Rees Broome, 1900 Gallows Road STE 700, Vienna, VA 22182-3886

TOTAL: 10

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
16744917	+ Email/Text: va_tax_bk@harriscollect.com	Sep 10 2025 01:08:00	Commonwealth of Virginia Department of Taxation, Department of Taxation, PO BOX 2156, Richmond, VA 23218-2156
16742029	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Sep 10 2025 01:07:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
16742034	+ Email/Text: town.attorney@herndon-va.gov	Sep 10 2025 01:08:00	Town of Herndon, PO Box 427, Herndon, VA 20172-0427
16743701	Email/Text: atltreorg@sec.gov	Sep 10 2025 01:08:00	U.S. Securities and Exchange Commission,, Office of Reorganization,, 950 East Paces Ferry Road, Suite 900,, Atlanta, GA 30326-1382
16742035	+ Email/Text: va_tax_bk@harriscollect.com	Sep 10 2025 01:08:00	Va Dept of Taxation, PO Box 1115, Richmond, VA 23218-1115

TOTAL: 5

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		Business Finance Group, Inc.
cr		United States of America, Internal Revenue Service
desig	*+	Steve Bilidas, 1141 Elden Street, Ste. 224, Herndon, VA 20170-5572

TOTAL: 2 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities

District/off: 0422-9

User: KimberlyC

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Date Rcvd: Sep 09, 2025

Form ID: VAN22UST

Total Noticed: 15

in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 11, 2025

Signature: /s/Gustava Winters

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 9, 2025 at the address(es) listed below:

Name	Email Address
Daniel M. Press	on behalf of Debtor GMS Sunset LLC dpress@chung-press.com pressdm@gmail.com;danpress@recap.email
Jack Frankel	on behalf of U.S. Trustee Matthew W. Cheney jack.i.frankel@usdoj.gov USTPRegion04.ax.ecf@usdoj.gov;Robert.W.Ours@usdoj.gov
Matthew W. Cheney	ustpreion04.ax.ecf@usdoj.gov
Richard Ashford DuBose, III	on behalf of Creditor Business Finance Group Inc. rdubo@gebsmith.com, dfont@gebsmith.com
Robert P. McIntosh	on behalf of Creditor United States of America Internal Revenue Service Robert.McIntosh@usdoj.gov, USAVAE.RIC.ECF.CIVIL@usdoj.gov;Ramona.ONeil@usdoj.gov;CaseView.ECF@usdoj.gov

TOTAL: 5